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## NOTICE OF DECISION:

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**Request:** The applicant has applied for a Conditional Use Permit & SEPA environmental review to permit an addition/ expansion to an existing and permitted opioid treatment facility/clinic located on the subject property. The expansion includes adding an approximate 21,019 square foot 3-story addition to the north side of the existing treatment facility, an approximate 260 square foot one-story open-air bus shelter, and a new approximate 50 parking space parking lot located east of the existing treatment facility. The project has been identified as an expansion to a permitted “Local” Essential Public Facility per AMC 17.75.060(A)(2). The property is located in the LM1 Zone.

**File Number(s):** CUP-2019-0001

**Project Location:** The site is addressed as 8212 South March Point Road, Anacortes, WA and is located within a portion of Section 04; Township 34 North; Range 02 East; Willamette Meridian.

**Applicant/**

**Landowner:** Swinomish Indian Tribal Community, 11404 Moorage Way, La Conner, WA 98257

**Date of Application:** March 13, 2019

**Complete Application:** April 9, 2019

**Comment Period Ended:** May 8, 2019

**Decision Date:** June 10, 2019

**Decision:** Approval with conditions

**SEPA Review:** A SEPA MDNS was issued on May 15, 2019.

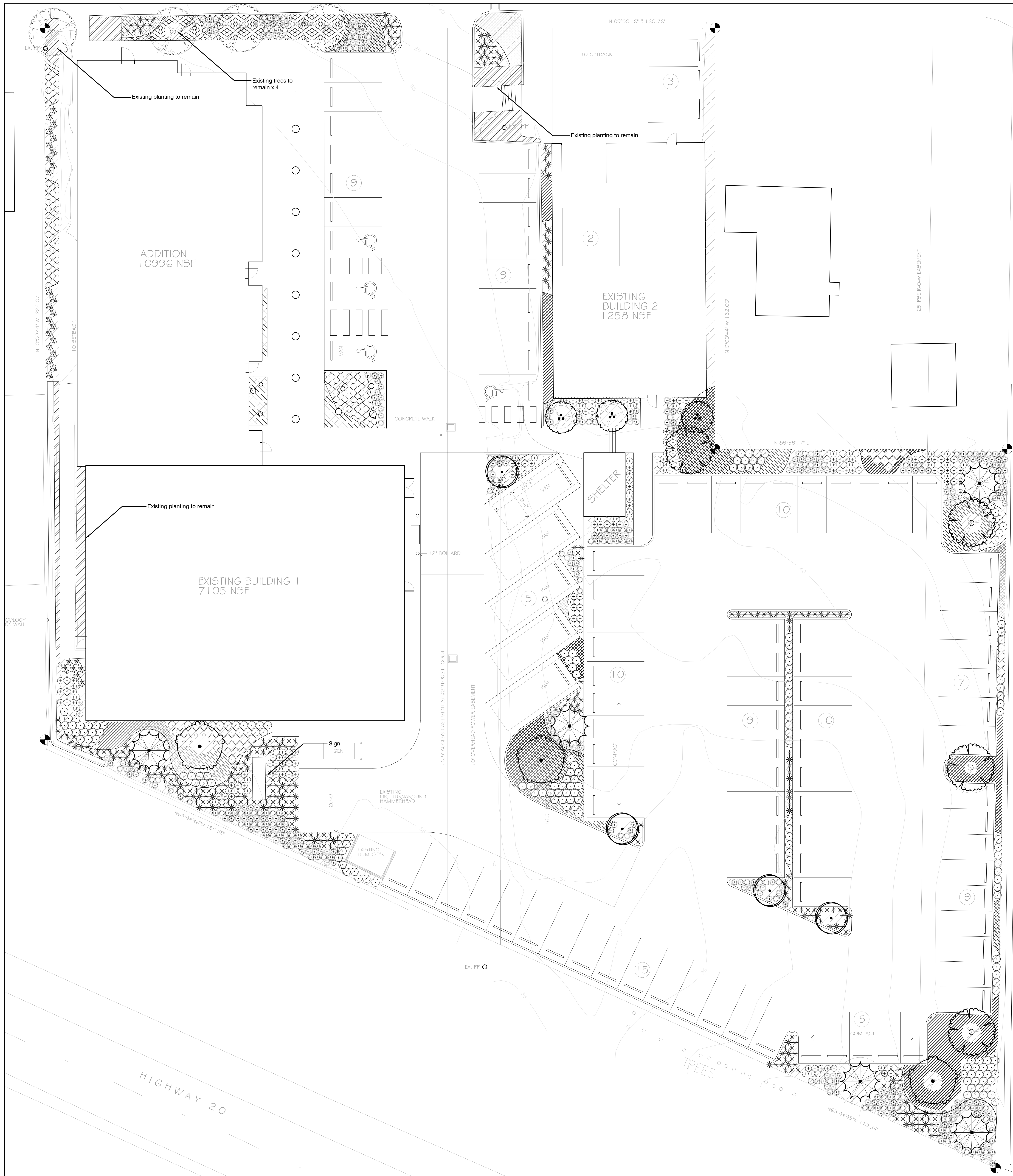
**Public Hearing:** A pre-decision open-record public hearing before the Planning Commission was conducted at 5:00 PM on May 22, 2019 following a 3:00 PM site visit onsite. On June 10, 2019, the City Council conducted a closed-record decision hearing. Following public testimony and deliberation on the matter, city council voted 6-0 in favor of approving the subject CUP/ EPF request.

**Appeals:** Per AMC 19.20.030-1 and 19.20.240(A), there is no further administrative appeal available for this decision. Appeals of the decision may be made to Superior Court pursuant to Chapter 36.70C RCW. Inquiries regarding the application, decision and appeal process as well as requests to view documents pertinent to the proposal may be made at the Planning, Community & Economic Development Department at 904 6<sup>th</sup> Street, Anacortes, WA 98221 during normal business hours, Monday through Friday, 8:00 AM to 5:00 PM.

**For Project Information:** Kevin Cricchio, AICP, ISA, WPIT, Senior Planner; (360) 293-1937;  
Email: kevinc@cityofanacortes.org.

**Date Issued:** June 19, 2019

**Date Published:** June 19, 2019



- GENERAL NOTES:**
- Contractor to verify utility locations prior to beginning work. Protect all underground utilities.
  - See Civil for temporary erosion and stormwater controls.
  - Contractor responsible for daily clean-up of the site.
  - Contractor shall protect all existing improvements.
  - Notify the owner of discrepancies between drawings and site conditions. Contractor shall assume all responsibility if proceeding without owner resolution or directions.
  - All plantings to receive supplemental water for 2 growing seasons, minimum. Supplemental water can be delivered via permanent automatic irrigation, temporary automatic irrigation, or hand watering per maintenance contract.

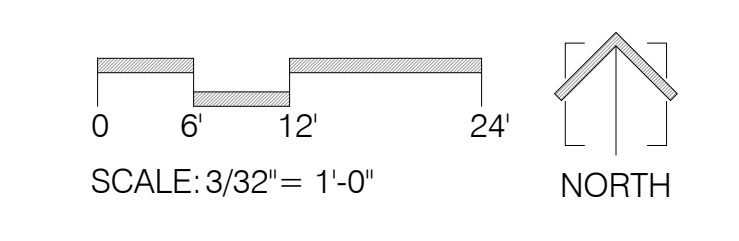
- PLANTING NOTES:**
- Planting areas to have positive drainage before and after topsoil and mulch placement. Notify Owner if poor draining conditions are discovered.
  - Compost: Cedar Grove Compost or equal.
  - Soil Conditioner: Hendrikus Complete 6-4-4 fertilizer. Apply per manufacturer's recommendations to all planting beds.
  - Topsoil: As needed to complete finish grades or provide positive growing conditions for plants. 3-way topsoil. No peat content allowed. Components to be free of noxious weeds, deleterious materials and rocks or debris which will not pass through a 3/4" screen. The components must be evenly distributed throughout the topsoil mix.
  - Mulch: Provide 2-3" depth mulch at all planted bed areas. Finish grade includes mulch depth. Arborist Chips, shredded wood material. No synthetic products or tree bark. Hold back mulch from base of plants at crown height.
  - Plant when weather conditions are consistent with good horticultural practice.

**PLANT SCHEDULE**

TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY	REMARKS	
	ACE CIR	Acer circinatum	Vine Maple	5 gal	3		
	CAR FRA	Carpinus betulus 'Franz Fontaine'	Franz Fontaine Hornbeam	2" Cal.	4		
	GIN AUT	Ginkgo biloba 'Autumn Gold'™	Maidenhair Tree	2" Cal.	4		
	LIR FAS	Liriodendron tulipifera 'Fastigiata'	Tulip Tree	2" Cal.	3		
	PIN COS	Pinus contorta 'Cortorta'	Shore Pine	2" Cal.	5		
SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY	REMARKS	
	CIS WH2	Cistus x hybridus	White Rockrose	2 gal	213		
	DES GO3	Deschampsia cespitosa 'Goldtau'	Gold Dew Tufted Hair Grass	2 gal	390		
	GAU SHA	Gaultheria shallon	Saial	2 gal	150		
	HEL SEM	Helictotrichon sempervirens	Blue Oat Grass	2 gal	337		
	PER LIT	Perovskia atriplicifolia 'Little Spire'™	Little Spire Russian Sage	2 gal	62		
	POL MUN	Polystichum munitum	Western Sword Fern	2 gal	30		
GROUND COVERS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY	REMARKS
	HAK AL2	Hakonechloa macra 'Albo-triata'	Japanese Forest Grass	1 gal	24" o.c.	188 sf	
	PRU M32	Prunus laurocerasus 'Mt Vernon'	Mt. Vernon Laurel	2 gal	18" o.c.	799 sf	
	<b>GROUND COVER MIX FULL SUN</b>			2,588 sf			
		Arctostaphylos uva-ursi 'Massachusetts' / Massachusetts Manzanita		1,196	2 gal		
		Fragaria chiloensis / Beach Strawberry		1,196	1 gal		
		Rubus calycinoideus / Green Carpet Raspberry		1,196	2 gal		

**LANDSCAPE CODE CALCULATIONS**

ITEM	QTY	UNIT
LOT AREA	75,315	SF
LANDSCAPE AREA REQUIRED (10% LM 1)	7,532	SF
LANDSCAPE AREA PROPOSED	10,573	SF
PARKING AREA	37,449	SF
PARKING LANDSCAPE AREA REQUIRED (FLAR) (5%)	1,873	SF
PARKING LANDSCAPE AREA PROPOSED	6,277	SF
PARKING LANDSCAPE TREE REQUIRED = FLAR / 150	17	
PARKING LANDSCAPE TREE PROPOSED	18	
* BASED ON PROPOSED FLAR (VS REQUIRED)		
LANDSCAPE		
PARKING NET SQUARE FOOTAGE		
BUILDING	AREA	
EXISTING BUILDING 1, 1ST FLOOR:	5262 NSF	
EXISTING BUILDING 1, 2ND FLOOR:	1833 NSF	
EXISTING BUILDING 2:	1258 NSF	
ADDITION, 1ST FLOOR:	3370 NSF	
ADDITION, 2ND FLOOR:	3743 NSF	
ADDITION, 3RD FLOOR:	3553 NSF	
TOTAL	19349 NSF	
PARKING SPACES REQUIRED (17.46:020)	76	
4 PER 1000 NSF		
19349 / 1000 = 19.35		
19.35 * 4 = 77.4		
PARKING SPACES PROPOSED	103	



Project Name:  
Dudgale Phase II

Architect's Project Number:  
1011

Project Address:  
8212 S March Point Road  
Anacortes, WA 98221

Owner:  
Swanisham Indian Tribal  
Community

Owner's Address:  
11404 Moorage Way  
La Conner, WA 98257

Drawn:  
28 February 2019

Revised:  
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Sheet Contents:  
Landscape Planting Plan

BROOKS MIDDLETON, ARCHITECT  
360 293 0106  
2415 T Avenue Suite 202 Anacortes, WA 98221

**L102**

PERMIT SET